

Electronically Recorded

Official Public Records

Tarrant County Texas

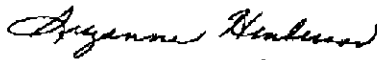
2008 Jul 01 08:15 AM

Fee: \$ 28.00

Submitter: ACS INC

D208252347

4 Pages



Suzanne Henderson

ARLINGTON, TEXAS
904 North Watson
LC: 042-0292
File #6618

AGREEMENT TO EXTEND LEASE TERM

08215890 NDS

This Extension Agreement ("Agreement") is dated June 3, 2008 between **QUIK-WAY RETAIL ASSOCIATES II, LTD., a Texas limited partnership**, as current successor in interest to Texaco Inc., a Delaware corporation ("Landlord") and **McDONALD'S CORPORATION**, a Delaware corporation ("Tenant"). The following statements are a material part of this Agreement:

A. Landlord and Tenant entered into a Ground Lease dated March 3, 1981, as amended by Amendment to Lease dated November 15, 2007 and supplemented by Supplement to Lease last executed February 10, 1983 (collectively, the "Lease"), for the property described on Exhibit A attached to the Lease and incorporated into this Agreement by this reference (the "Premises").

B. Landlord and Tenant now desire to extend the term of the Lease through and including August 6, 2008.

THEREFORE, Landlord and Tenant agree that effective on the date of final execution of this Agreement, Article 2, the Lease Term, as described on pages 1 and 1A of the Lease, as amended, is amended to provide as follows:

1. Landlord and Tenant agree that the term is extended through and including August 6, 2008. All other terms and conditions of the Lease remain the same.

2. Except as modified by this Agreement, the Lease is ratified and confirmed by the parties.

To indicate their consent to this Agreement, the parties or their authorized agents or officers have signed this document.

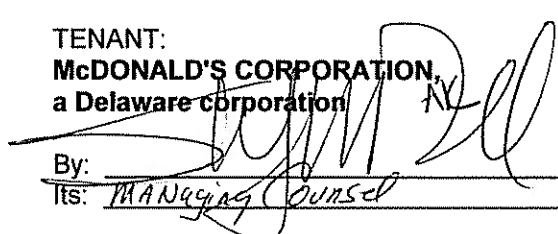
LANDLORD:
QUIK-WAY RETAIL ASSOCIATES II, LTD.,
a Texas limited partnership

By: QWRA II GP, LLC,
a Texas limited liability company
Its: general partner

By: 
KENNETH BRUDER
Its: Manager

Date: 6/5/08

TENANT:
McDONALD'S CORPORATION,
a Delaware corporation

By: 
Its: MANAGING COUNSEL

Date: 6/11/2008

D208252347

ACKNOWLEDGMENT - CORPORATE

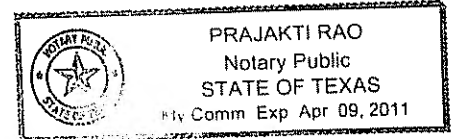
STATE OF TEXAS)
COUNTY OF DALLAS) SS:

I, PRAJAKTI RAO, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that KENNETH BRUDER, as Manager of QWRA II GP, LLC, a Texas limited liability company, as general partner of **QUIK-WAY RETAIL ASSOCIATES II, LTD., a Texas limited partnership**, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such authorized party, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such authorized party and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5TH day of JUNE, 2008.

Prajakti Rao
Notary Public

My commission expires APRIL 9, 2011.



(McDONALD'S ACKNOWLEDGMENT)

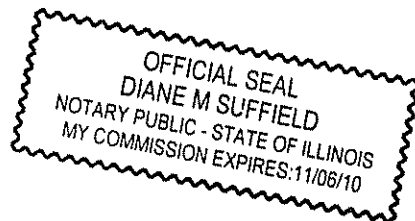
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS:

I, Diane M. Suffield, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Shirley A. Farrell, Managing Counsel of **McDONALD'S CORPORATION, a Delaware corporation**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Managing Counsel, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act as such Managing Counsel and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 11 day of June, 2008.

Diane M. Suffield
Notary Public

My commission expires: 11-6-2010.



TRACT 1 (LEASEHOLD ESTATE) As evidenced by instrument filed 09/08/1982, recorded in Volume 7354, Page 148, Real Property Records, Tarrant County, Texas and Supplement to Lease filed 10/05/1983, recorded in Volume 7633, Page 1173, Real Property Records, Tarrant County, Texas, by and between Texaco, Inc. and McDonald's Corporation over and across the following described property.

Being a tract or parcel of land out of Site No. 4, Second Installment of Great Southwest Industrial District, Arlington, Tarrant county, Texas, according to a Map or Plat of said site recorded in Volume 388-32, Page 19 of the Plat Record of Tarrant County, Texas, said tract or parcel being more particularly described as follows:

BEGINNING at the intersection of the South R.O.W. line of U.S. Hwy, I-30 with the West R.O.W. line of 105th Street, a 60 foot R.O.W. as dedicated by Dedication Plat and recorded July 27, 1962 in Volume 388-21, Page 75, Plat Records, Tarrant County, Texas;

THENCE S 00 degrees 15' 34" W, along the West R.O.W. line of said 105th Street, a distance of 98.4 feet to a point for corner;

THENCE S 89 degrees 44' 26" W, across said Site No. 4, a distance of 145.74 feet to a point in the East R.O.W. line of State Hwy, No. 360, a point for corner;

THENCE N 06 degrees 47' W, along the East R.O.W. line of said Hwy No. 360, a distance of 76.97 feet to a highway monument with a brass cap, the beginning of a curve to right, whose center bears S 70 degrees 43' 40" E, a point for corner;

THENCE in a Northeasterly direction, along the existing Easterly R.O.W. line of said Hwy No. 360 and along said curve to the right, having a radius of 75.0 feet, a distance of 52.81 feet to a highway monument with a brass cap in the South R.O.W. line of said Hwy I-30, a point for corner;

THENCE S 81 degrees 57' 02" E, along the South R.O.W. line of said Highway I-30, a distance of 123.63 feet to the PLACE OF BEGINNING and containing 16,095.47 square feet or 0.3695 acre of land.

TRACT 2 Non-exclusive easement estates as set out in Ground Lease between Texaco, Inc., as Lessor and McDonald's Corporation, as Lessee, filed 09/08/1982, recorded in Volume 7354, Page 148, Real Property Records of Tarrant County, Texas as affected by supplement filed 10/05/1983, recorded in Volume 7633, Page 1173, Real Property Records of Tarrant County, Texas, and being more particularly described as follows:

BEING a tract of parcel of land out of Site No. 4, Second Installment of Great Southwest Industrial District, Arlington, Tarrant County, Texas, according to a Map or Plat of said Site recorded in Volume 388-32, Page 19, of the Plat Records of Tarrant County, Texas; said tract or parcel of land being more

Exhibit A (Continued)

particularly described by metes and bounds as follows:

BEGINNING at a point in the West R.O.W. line of 105th Street, said point being S 00 degrees 15' 34" W, a distance of 98.4 feet from the intersection of the South R.O.W. line of U.S. Highway I-30 with the West R.O.W. line of 105th Street;

THENCE S 00 degrees 15' 34" W, along the West R.O.W. line of 105th Street, a distance of 40.0 feet to a point for corner;

THENCE N 51 degrees 23' 51" W, a distance of 63.75 feet to point for corner;

THENCE N 89 degrees 44' 26" E, a distance of 50.0 feet to PLACE OF BEGINNING and being a triangular tract containing 999.9588 square feet.

TRACT 3 (Easement) BEING a tract or parcel of land out of Site No. 4, Second Installment of Great Southwest Industrial District, Arlington, Tarrant County, Texas, according to a Map or Plat of said Site recorded in Volume 388-32, Page 19, of the Plat Records of Tarrant County, Texas; said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East R.O.W. line of State Highway No. 360, said point being S 06 degrees 47' E, a distance of 76.97 feet from the most Southern point of a curve to the right bearing Northeasterly to the South R.O.W. of U.S. Highway I-30, said point of curve being monumented by a Texas Highway Dept. R.O.W. marker;

THENCE N. 89 degrees 44' 26" E, a distance of 30.0 feet to point for corner;

THENCE S 10 degrees 21' 21" W, a distance of 85.72 feet to point for corner;

THENCE S 89 degrees 44' 26" W, a distance of 30.0 feet to point for corner;

THENCE Northerly and Easterly along the irregular East R.O.W. line of State Highway No. 360 as follows:

N 03 degrees 58' E, a distance of 32.0 feet; N 00 degrees 04' W, a distance of 15.43 feet; S 88 degrees 20' E, a distance of 17.68 feet; N 06 degrees 47' W, a distance of 37.75 feet to the PLACE OF BEGINNING and containing 2,450.077 square feet of land.